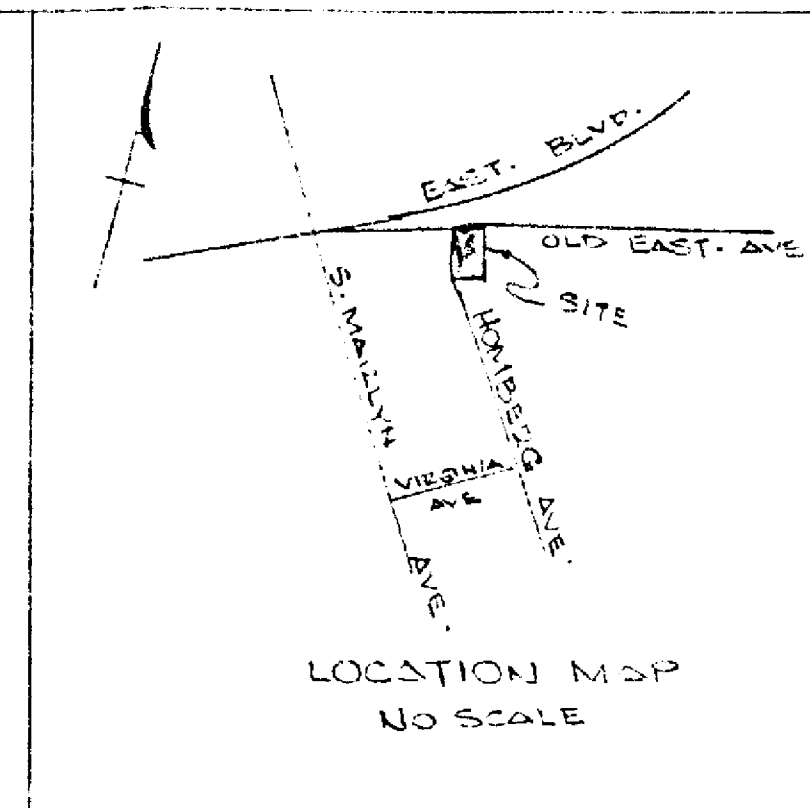
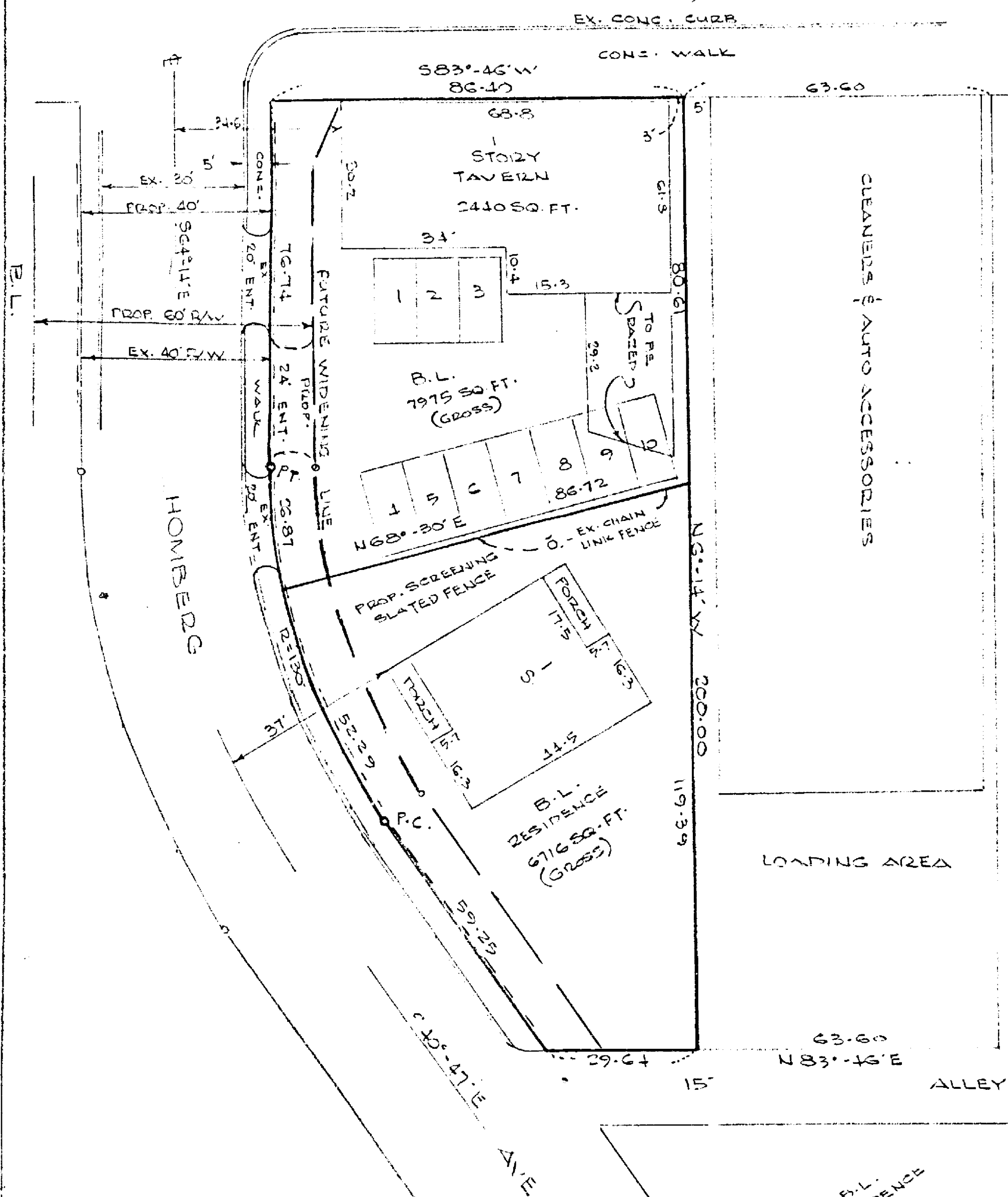


OLD EASTERN

AVE.



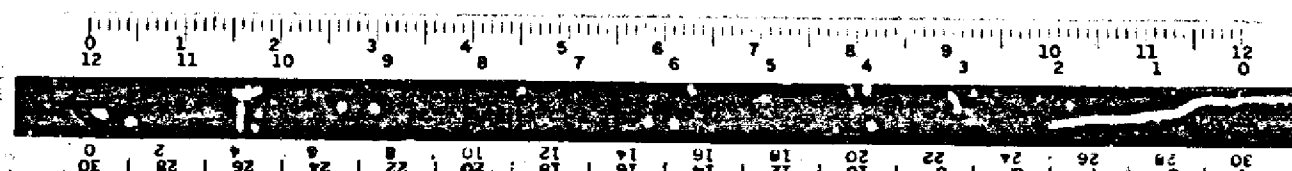
1. COMPLIANCE WITH THE REGULATIONS REGARDING THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY.
2. COMPLIANCE WITH THE COMMENTS SUBMITTED BY THE DEPARTMENT OF TRAFFIC ENGINEERING, DATED FEBRUARY 23, 1980.
3. THE PARKING VARIANCE SHALL ONLY APPLY TO THE PRESENT USE OF THE PROPERTY AS A TAVERN AND ONLY TO THE EXTENT OF ITS PRESENT SQUARE FOOTAGE, INASMUCH AS THE VARIANCE HAS BEEN GRANTED ON THE BASIS THAT THE TAVERN HAS BEEN IN EXISTENCE SINCE PRIOR TO THE ADOPTION OF THE PARKING REQUIREMENTS OF THE ZONING REGS.
4. THE FRONT YARD VARIANCE SHALL BE EFFECTIVE ONLY IF THE PROPOSED WIDENING OCCURS TO HOMBERG AVE. AND SHALL NOT BE USED FOR THE PURPOSE OF ADDING ANY IMPROVEMENTS TO THE EXISTING DWELLING.

UTILITIES - PUBLIC WATER & SEWERAGE
NOW SERVICE TAVERN & DWG.

EXISTING USE - TAVERN & RESIDENCE
PROPOSED USE - SAME
EXISTING ZONING - B.L. CSA
PROPOSED ZONING - SAME
AREA OF TAVERN LOT - 7975 SQ. FT. (GROSS)
AREA OF BLDG. - 2440 SQ. FT.
AREA OF RESIDENCE LOT - 6716 SQ. FT. (GROSS)

NO. OF SPACES REQ. $(2440/50) = 19$ SPACES
NO. OF SPACES PROVIDED = 10 SPACES
VARIANCE = 39 SPACES

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John L. ...*
DATE *6/9/80*
BY *...*
DATE *6/9/80*
80-19411



15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
DATE: 5-10-80



FRANK B. LEO
1477 MOUNTAIN AVE.
BALTIMORE, MD 21202

80-194-A 151 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William Ratusnock and
I, or we, Stella Ratusnock, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 409.2.2.b(3) to allow 10 parking spaces in lieu of the required 49 spaces and Section 232.1 (303.2) to allow a front yard setback of 7' for the existing dwelling in lieu of the maximum requirement of 27'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to the configuration and size of this lot, your Petitioners are unable to comply with the Zoning Regulations pertaining to off-street parking.

House has been existing for a number of years, and other reasons to be determined at the hearing.

APR 15 1980
12/17/79
A
151

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: William Ratusnock
Address: Stella Ratusnock Legal Owner
Address: 1 Homberg Avenue
Baltimore, Maryland 21221

Protestant's Attorney: Robert J. Romadka
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day

of February 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of March, 1980, at 1:30 o'clock P. M.

3/25/80
1:30 PM
Zoning Commissioner of Baltimore County,
(over)

RE: PETITION FOR VARIANCES
56/5 of Old Eastern Ave. and
Homberg Ave., 15th District
WILLIAM RATUSNOCK, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-194-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of March, 1980, a copy of the foregoing

Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

cc: Mr. Frank Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of February, 1980.

William E. Hammond
Zoning Commissioner

Petitioner William Ratusnock et ux
Petitioner's Attorney Robert J. Romadka

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman: Nicholas B. Commodari

MEMBERS:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

March 18, 1980

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 131
Petitioner - William Ratusnock et ux
Variance Petition

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to subdivide the existing property, which is improved with a tavern and an individual dwelling, this Variance request is required.

The submitted site plans must be revised to incorporate the comments of the Bureau of Engineering, concerning the proposed widening of Homberg Avenue and the resultant front setback of the existing dwelling, as well as those comments of the Department of Traffic Engineering. In view of the fact that my comments are being submitted at a relatively late date, I suggest that you have some type of verbal contact with Mr. Flanagan in order to determine if any problems are anticipated with his request.

Robert J. Romadka, Esquire
Page 2
March 18, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:mkh

Enclosures

cc: Mr. Frank Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

February 4, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #131 (1979-1980)
Property Owner: William & Stella Ratusnock
S/LS Old Eastern Ave. and Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 10 parking spaces in lieu of the required 49 spaces.
Acres: District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 95 and part of Lot 96, "Henry Homberg's Subdivision", recorded W.P.C. 6, Folio 124.

Subdivision and/or resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

The Eastern Boulevard (Md. 150)-Old Eastern Avenue intersection is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Homberg Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

The construction and/or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #131 (1979-1980)
Property Owner: William & Stella Ratusnock
Page 2
February 4, 1980

Highways: (Cont'd)

The status of the 15-foot gravel surfaced alley is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein. This alley, if improved in the future, would be constructed to conform with Baltimore County Standards as a 20-foot commercial-type alley on a 24-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. The nearest fire hydrant to this site is located on the west side of Eastern Boulevard, east of Marilyn Avenue.

Very truly yours,
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trummer
J. Winbley
W. Munchel

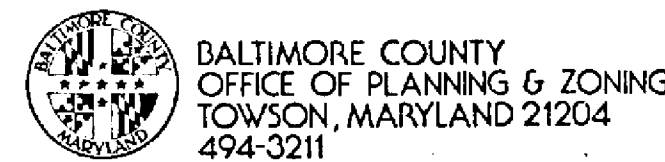
1-SW Key Sheet
6 NE 29 Pos. Sheet
NE 2 H Topo
97 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be granted; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the herein Petition for Variances to permit ten parking spaces in lieu of the required forty-nine spaces and to permit a front yard setback of seven feet for the existing dwelling in lieu of the maximum requirement of twenty-seven feet, in accordance with the site plan prepared by Frank S. Lee, dated October 18, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the regulations regarding the proposed subdivision of the subject property.
2. Compliance with the comments submitted by the Department of Traffic Engineering, dated February 20, 1980.
3. The parking variance shall only apply to the present use of the property as a tavern and only to the extent of its present square footage, inasmuch as the variance has been granted on the basis that the tavern has been in existence since prior to the adoption of the parking requirements of the Zoning Regulations.
4. The front yard variance shall be effective only if the proposed widening occurs to Homberg Avenue and shall not be used for the purpose of adding any improvements to the existing dwelling.
5. A revised site plan must be filed, incorporating the above restrictions and the comments submitted by the Department of Public Works, dated February 4, 1980, regarding the proposed widening of Homberg Avenue, and approved by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



JOHN D. WYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: William and Stella Ratusnock
Location: SE/S Old Eastern Avenue and Homberg Avenue
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces
Acres: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 131
Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.

Acres: 15th
District: 15th

Dear Mr. Hammond:

This site should be restricted to one entrance. The entrance should be 24 ft. wide. There is no reason why these improvements cannot wait until Homberg Avenue is rebuilt.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 131
Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.

Acres: 15th
District: 15th

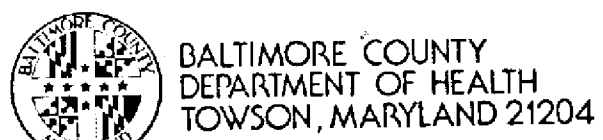
Dear Mr. Hammond:

The requested variance to parking can be expected to cause parking problems in the area. This site should be restricted to one entrance and that entrance should be 24 feet wide.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

MSF/hmd



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

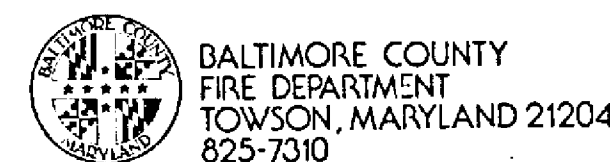
Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.
Acres: 15th
District: 15th

Metropolitan sewer and water exist, therefore no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph



PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: William & Stella Ratusnock

Location: SE/S Old Eastern Ave. & Homberg Ave.

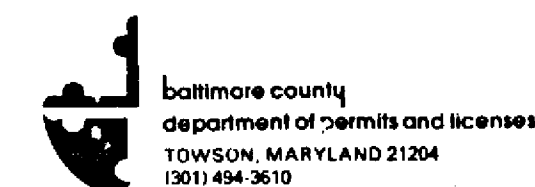
Item No: 131 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division



Ted Zaleski, Jr.
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.

Acres: 15th
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A permit shall be required before construction can begin.

X C. Additional razing, etc. Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

C2B:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/bp

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

December 12, 1979

Southeast corner of Old Eastern Avenue and Homberg Avenue
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Homberg Avenue, thence running and binding on the east side of Homberg Avenue as follows:— South 6 degrees 14 minutes East 76.74 feet, by a line curving to the left with a radius of 130 feet for a distance of 26.87 feet, thence leaving Homberg Avenue for two lines of division as follows:— North 68 degrees 30 minutes East 86.72 feet and North 6 degrees 14 minutes West 80.61 feet to the south side of Old Eastern Avenue, thence running and binding on Old Eastern Avenue South 83 degrees 46 minutes West 86.40 feet to the place of beginning.

Containing 7975 square feet of land more or less.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3053

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Robert J. Romadka, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variances
SE/S of Old Eastern and Homberg
Avenues - 15th Election District
William Ratusnock, et ux -
Petitioners
NO. 80-194-A (Item No. 131)

Dear Mr. Romadka:

I have this date passed my Order in the above referenced matter in accordance with the attached.

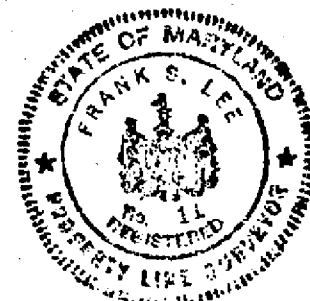
Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/eri

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. F. Hammond
Zoning Commissioner
Date: March 11, 1980
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-194-A Item 131
SUBJECT:

Petition for Variances for parking and front yard setback
Southeast side of Old Eastern Avenue and Homberg Avenue
Petitioner - William Ratusnock, et ux

Fifteenth District

HEARING: Tuesday, March 25, 1980 (1:30 P.M.)

Since both the restaurant and dwelling are existing uses, this office offers no comment as to whether or not the petitioner's request should be granted.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 3/13/80
Posted for: William Ratusnock, et ux
Petitioner: William Ratusnock, et ux
Location of property: SE/S of Old Eastern Ave & Homberg Ave
Location of Signs: Corner of Old Eastern & Homberg Ave
Remarks: 2 signs
Posted by: William Ratusnock Date of return:

PETITION FOR
VARIANCE

15th District
Zoning: Petition for Variance for parking and front yard setback
Location: Southeast side of Old Eastern Avenue and Homberg Avenue
Date & Time: Tuesday, March 25, 1980 at 1:30 P.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variances to allow 10 parking spaces in lieu of the required 40 spaces and to allow a front yard setback of 7 feet for the existing dwelling in lieu of the maximum requirement of 27 feet.
The Zoning Regulation to be exempted as follows:
Section 209.2(b)(3) parking, one for each 50 square feet of total floor area.
Section 221.1 - front yard area regulations.
Section 303.2 - front yard depths in residence and business zones.
All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Homberg Avenue, thence running and binding on the east side of Homberg Avenue as follows:— South 6 degrees 14 minutes East 76.74 feet, by a line curving to the left with a radius of 130 feet for a distance of 26.87 feet, thence leaving Homberg Avenue for two lines of division as follows:— North 68 degrees 30 minutes East 86.72 feet and North 6 degrees 14 minutes West 80.61 feet to the south side of Old Eastern Avenue, thence running and binding on Old Eastern Avenue South 83 degrees 46 minutes West 86.40 feet to the place of beginning.
Containing 7975 square feet of land more or less.
Being the property of William Ratusnock, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: TUESDAY, MARCH 25, 1980 AT 1:30 P.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times
Essex, Md., March 6, 1980

This is to Certify, That the annexed
Petition
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 6th day of March, 1980
Publisher.

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variances for parking and front yard setback
LOCATION: Southeast side of Old Eastern Avenue and Homberg Avenue
DATE & TIME: Tuesday, March 25, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to allow 10 parking spaces in lieu of the required 40 spaces and to allow a front yard setback of 7 feet for the existing dwelling in lieu of the maximum requirement of 27 feet.

The Zoning Regulation to be exempted as follows:
Section 209.2(b)(3) parking, one for each 50 square feet of total floor area.
Section 221.1 - front yard area regulations.
Section 303.2 - front yard depths in residence and business zones.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Homberg Avenue, thence running and binding on the east side of Homberg Avenue as follows:— South 6 degrees 14 minutes East 76.74 feet, by a line curving to the left with a radius of 130 feet for a distance of 26.87 feet, thence leaving Homberg Avenue for two lines of division as follows:— North 68 degrees 30 minutes East 86.72 feet and North 6 degrees 14 minutes West 80.61 feet to the south side of Old Eastern Avenue, thence running and binding on Old Eastern Avenue South 83 degrees 46 minutes West 86.40 feet to the place of beginning.

Containing 7975 square feet of land more or less.
Being the property of William Ratusnock, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 25, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., of one time successive weeks before the 25th day of March, 1980, the first publication appearing on the 6th day of March, 1980.

THE JEFFERSONIAN,

H. Leach, Jr., Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 21 day of DEC., 1979.

Filing Fee \$25 Received: ☒ Check

☐ Cash☐ Other

#131

William E. Hammond, Zoning Commissioner

Petitioner Ratusnock

Submitted by Romadka

Petitioner's Attorney Romadka

Reviewed by MBL

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: MBL										
Previous case: 1										

Revised Plans:
Change in outline or description Yes
Map #

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 28, 1980 ACCOUNT: 01-662

AMOUNT: \$65.13

RECEIVED FROM: William R. Ratusnock

FOR: Advertising and Posting for Case No. 80-194-A

3703342 651346

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: February 26, 1980 ACCOUNT: 01-662

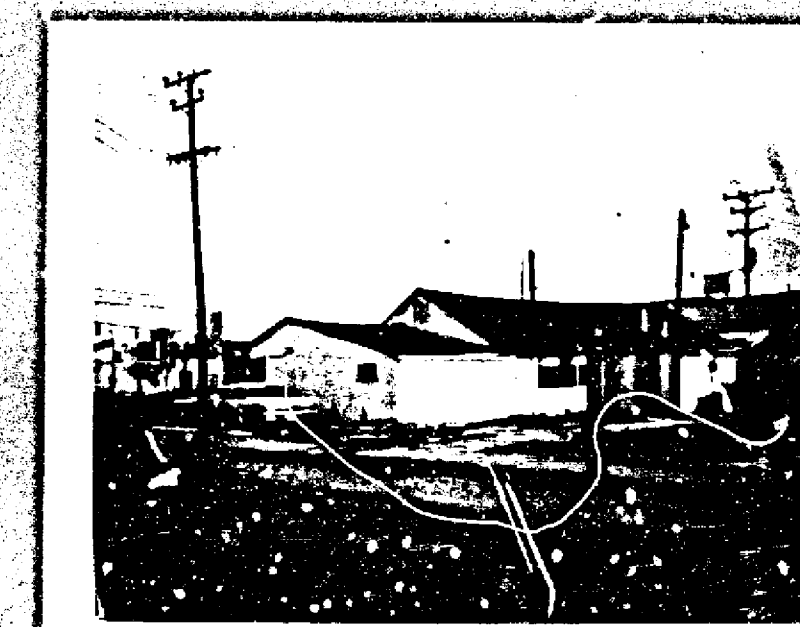
AMOUNT: \$25.00

RECEIVED FROM: Robert J. Romadka, Esquire

FOR: Filing Fee for Case No. 80-194-A

31118227 250044

VALIDATION OR SIGNATURE OF CASHIER



OLD LEASTED

W.E.

EX. CONC. CURB

WALL

CONCRETE

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

LOADING AREA

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

LORED D.1

HOMBEQ2

STANDARD

PUBLIC UTILITIES - WITH 10' WIDE EASEMENT

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

Map 48
NE 2H
15
12/28/79
BY CK
1843
BY MH

PLAT TO ACTION OF THE BOARD OF COUNTY COMMISSIONERS

PLATING - RECORDING - THE PUBLIC RECORDS

WITH DISTRICT BOARD

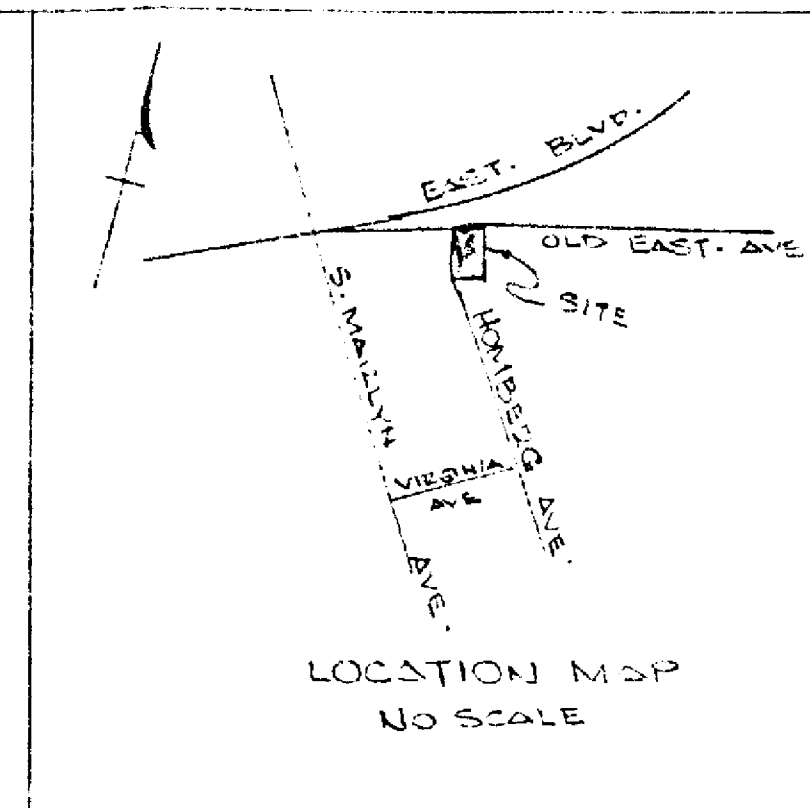
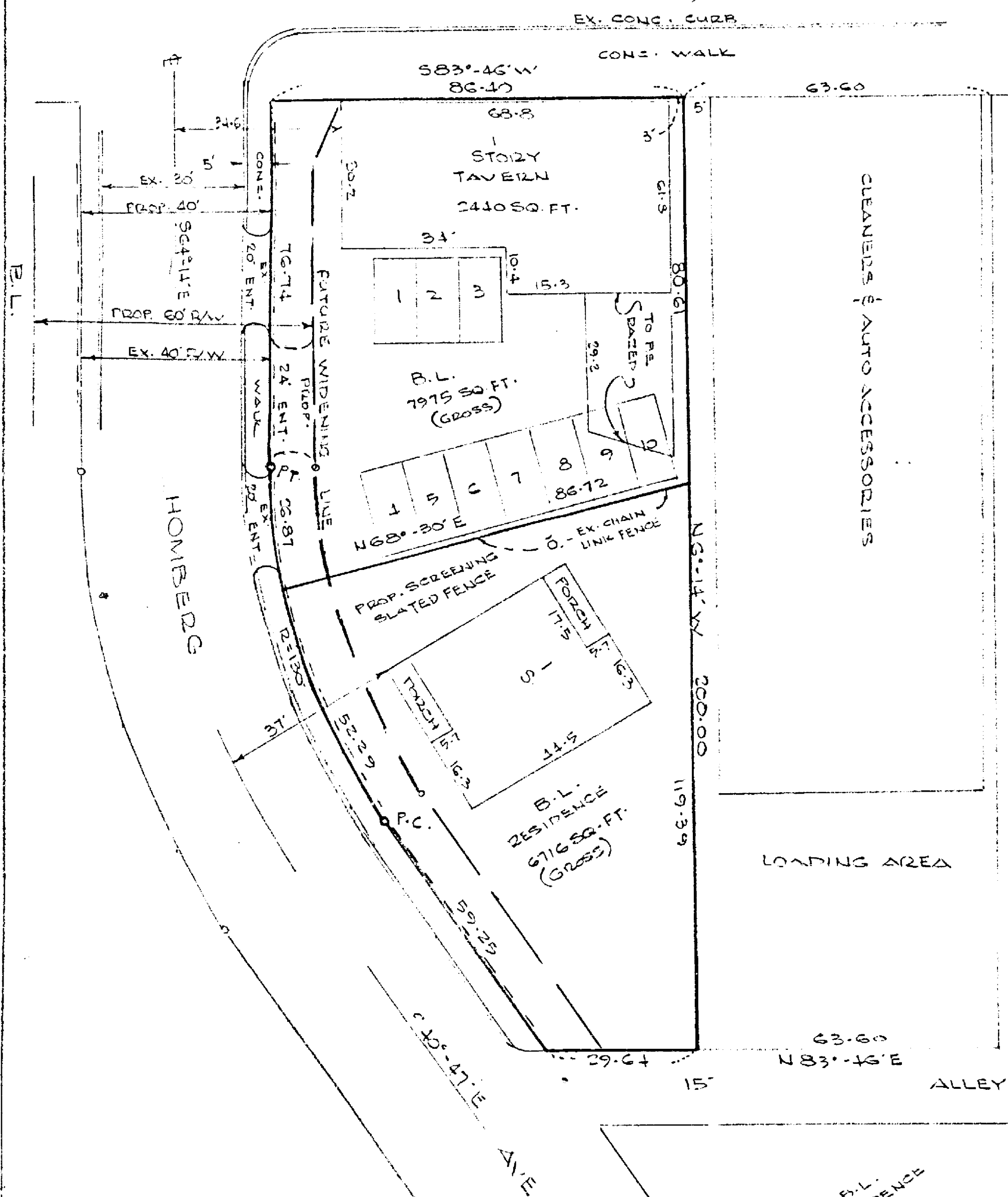
APPROVED

DATE 10-15-79



OLD EASTERN

AVE.



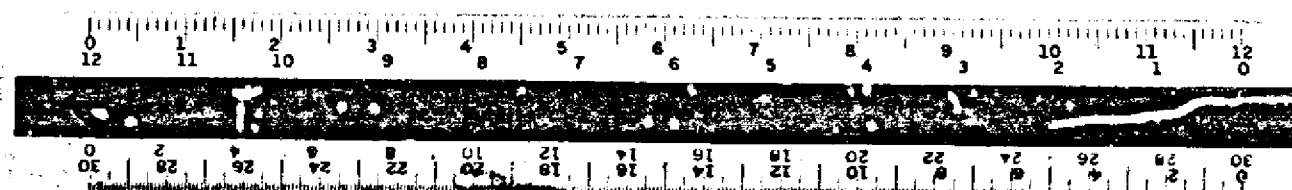
1. COMPLIANCE WITH THE REGULATIONS REGARDING THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY.
2. COMPLIANCE WITH THE COMMENTS SUBMITTED BY THE DEPARTMENT OF TRAFFIC ENGINEERING, DATED FEBRUARY 23, 1980.
3. THE PARKING VARIANCE SHALL ONLY APPLY TO THE PRESENT USE OF THE PROPERTY AS A TAVERN AND ONLY TO THE EXTENT OF ITS PRESENT SQUARE FOOTAGE, INASMUCH AS THE VARIANCE HAS BEEN GRANTED ON THE BASIS THAT THE TAVERN HAS BEEN IN EXISTENCE SINCE PRIOR TO THE ADOPTION OF THE PARKING REQUIREMENTS OF THE ZONING REGS.
4. THE FRONT YARD VARIANCE SHALL BE EFFECTIVE ONLY IF THE PROPOSED WIDENING OCCURS TO HOMBERG AVE. AND SHALL NOT BE USED FOR THE PURPOSE OF ADDING ANY IMPROVEMENTS TO THE EXISTING DWELLING.

UTILITIES - PUBLIC WATER & SEWERAGE
NOW SERVICE TAVERN & DWG.

EXISTING USE - TAVERN & RESIDENCE
PROPOSED USE - SAME
EXISTING ZONING - B.L. CSA
PROPOSED ZONING - SAME
AREA OF TAVERN LOT - 7975 SQ. FT. (GROSS)
AREA OF BLDG. - 2440 SQ. FT.
AREA OF RESIDENCE LOT - 6716 SQ. FT. (GROSS)

NO. OF SPACES REQ. $(2440/50) = 19$ SPACES
NO. OF SPACES PROVIDED = 10 SPACES
VARIANCE = 39 SPACES

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John L. ...*
DATE *6/9/80*
BY *...*
DATE *6/9/80*
80-19411



15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
DATE: 5-10-80



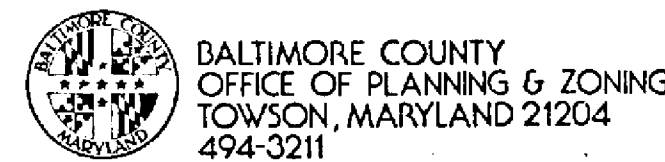
FRANK B. LEO
1477 HARBORVIEW AVE.
BALTIMORE, MD 21202

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be granted; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the herein Petition for Variances to permit ten parking spaces in lieu of the required forty-nine spaces and to permit a front yard setback of seven feet for the existing dwelling in lieu of the maximum requirement of twenty-seven feet, in accordance with the site plan prepared by Frank S. Lee, dated October 18, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the regulations regarding the proposed subdivision of the subject property.
2. Compliance with the comments submitted by the Department of Traffic Engineering, dated February 20, 1980.
3. The parking variance shall only apply to the present use of the property as a tavern and only to the extent of its present square footage, inasmuch as the variance has been granted on the basis that the tavern has been in existence since prior to the adoption of the parking requirements of the Zoning Regulations.
4. The front yard variance shall be effective only if the proposed widening occurs to Homberg Avenue and shall not be used for the purpose of adding any improvements to the existing dwelling.
5. A revised site plan must be filed, incorporating the above restrictions and the comments submitted by the Department of Public Works, dated February 4, 1980, regarding the proposed widening of Homberg Avenue, and approved by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



JOHN D. WYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: William and Stella Ratusnock
Location: SE/S Old Eastern Avenue and Homberg Avenue
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces
Acres: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 131
Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.

Acres: 15th
District: 15th

Dear Mr. Hammond:

This site should be restricted to one entrance. The entrance should be 24 ft. wide. There is no reason why these improvements cannot wait until Homberg Avenue is rebuilt.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 131
Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.

Acres: 15th
District: 15th

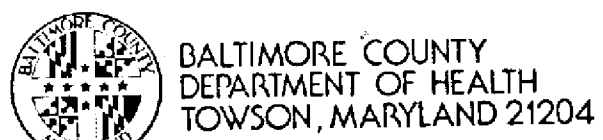
Dear Mr. Hammond:

The requested variance to parking can be expected to cause parking problems in the area. This site should be restricted to one entrance and that entrance should be 24 feet wide.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

MSF/hmd



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

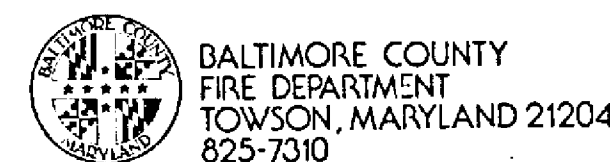
Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.
Acres: 15th
District: 15th

Metropolitan sewer and water exist, therefore no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph



PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: William & Stella Ratusnock

Location: SE/S Old Eastern Ave. & Homberg Ave.

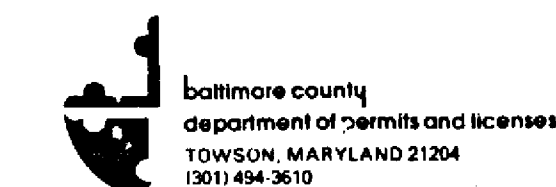
Item No: 131 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division



Ted Zaleski, Jr.
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: William & Stella Ratusnock
Location: SE/S Old Eastern Ave. & Homberg Ave.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Variance to permit 11 parking spaces in lieu of the required 49 spaces.

Acres: 15th
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A permit shall be required before construction can begin.

X C. Additional raining, etc. Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

C2B:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/bp

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

December 12, 1979

Southeast corner of Old Eastern Avenue and Homberg Avenue
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Homberg Avenue, thence running and binding on the east side of Homberg Avenue as follows:— South 6 degrees 14 minutes East 76.74 feet, by a line curving to the left with a radius of 130 feet for a distance of 26.87 feet, thence leaving Homberg Avenue for two lines of division as follows:— North 68 degrees 30 minutes East 86.72 feet and North 6 degrees 14 minutes West 80.61 feet to the south side of Old Eastern Avenue, thence running and binding on Old Eastern Avenue South 83 degrees 46 minutes West 86.40 feet to the place of beginning.

Containing 7975 square feet of land more or less.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3053

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Robert J. Romadka, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variances
SE/S of Old Eastern and Homberg
Avenues - 15th Election District
William Ratusnock, et ux -
Petitioners
NO. 80-194-A (Item No. 131)

Dear Mr. Romadka:

I have this date passed my Order in the above referenced matter in accordance with the attached.

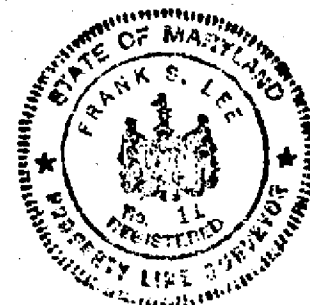
Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/eri

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. F. Hammond
Zoning Commissioner
Date: March 11, 1980

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 80-194-A Item 131

Petition for Variances for parking and front yard setback
Southeast side of Old Eastern Avenue and Homberg Avenue
Petitioner - William Ratusnock, et ux

Fifteenth District

HEARING: Tuesday, March 25, 1980 (1:30 P.M.)

Since both the restaurant and dwelling are existing uses, this office offers no comment as to whether or not the petitioner's request should be granted.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 2/3/80

Posted for: William Ratusnock, et ux

Petitioner: William Ratusnock, et ux

Location of property: SE/S of Old Eastern Ave & Homberg Ave

Location of Signs: Corner of Old Eastern & Homberg Ave in front of existing dwelling

Remarks: None

Posted by: William Ratusnock Date of return: 2/3/80

PETITION FOR
VARIANCE

15th District
Zoning: Petition for Variance for parking and front yard setback
Location: Southeast side of Old Eastern Avenue and Homberg Avenue
Date & Time: Tuesday, March 25, 1980 at 1:30 P.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variances to allow 10 parking spaces in lieu of the required 40 spaces and to allow a front yard setback of 7 feet for the existing dwelling in lieu of the maximum requirement of 27 feet.
The Zoning Regulation to be exempted as follows:
Section 209.2(b)(3) parking, one for each 50 square feet of total floor area.
Section 221.1 - front yard area regulations.
Section 303.2 - front yard depths in residence and business zones.
All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Homberg Avenue, thence running and binding on the east side of Homberg Avenue as follows:— South 6 degrees 14 minutes East 76.74 feet, by a line curving to the left with a radius of 130 feet for a distance of 26.87 feet, thence leaving Homberg Avenue for two lines of division as follows:— North 68 degrees 30 minutes East 86.72 feet and North 6 degrees 14 minutes West 80.61 feet to the south side of Old Eastern Avenue, thence running and binding on Old Eastern Avenue South 83 degrees 46 minutes West 86.40 feet to the place of beginning.
Containing 7975 square feet of land more or less.
Being the property of William Ratusnock, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: TUESDAY, MARCH 25, 1980 AT 1:30 P.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times
Essex, Md., March 6, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of successive

weeks before the 6th day of

March, 1980

Publisher.

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variances for parking and front yard setback
LOCATION: Southeast side of Old Eastern Avenue and Homberg Avenue
DATE & TIME: Tuesday, March 25, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variances to allow 10 parking spaces in lieu of the required 40 spaces and to allow a front yard setback of 7 feet for the existing dwelling in lieu of the maximum requirement of 27 feet.

The Zoning Regulation to be exempted as follows:
Section 209.2(b)(3) parking, one for each 50 square feet of total floor area.
Section 221.1 - front yard area regulations.
Section 303.2 - front yard depths in residence and business zones.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Homberg Avenue, thence running and binding on the east side of Homberg Avenue as follows:— South 6 degrees 14 minutes East 76.74 feet, by a line curving to the left with a radius of 130 feet for a distance of 26.87 feet, thence leaving Homberg Avenue for two lines of division as follows:— North 68 degrees 30 minutes East 86.72 feet and North 6 degrees 14 minutes West 80.61 feet to the south side of Old Eastern Avenue, thence running and binding on Old Eastern Avenue South 83 degrees 46 minutes West 86.40 feet to the place of beginning.

Containing 7975 square feet of land more or less.
Being the property of William Ratusnock, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 25, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.

of one time successive weeks before the 25th day of March, 1980, the first publication appearing on the 6th day of March, 1980.

THE JEFFERSONIAN,

H. Leach, Jr., Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 21 day of DEC., 1979.

Filing Fee \$25 Received: ☒ Check

☐ Cash

☐ Other

#131

William E. Hammond, Zoning Commissioner

Petitioner Ratusnock Submitted by Romadka

Petitioner's Attorney Romadka Reviewed by JDR

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JDR										
Previous case: 1										

Revised Plans:
Change in outline or description Yes
Map #

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 28, 1980 ACCOUNT: 01-662

AMOUNT: \$65.13

RECEIVED FROM: William R. Ratusnock

FOR: Advertising and Posting for Case No. 80-194-A

3703342 651346

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: February 26, 1980 ACCOUNT: 01-662

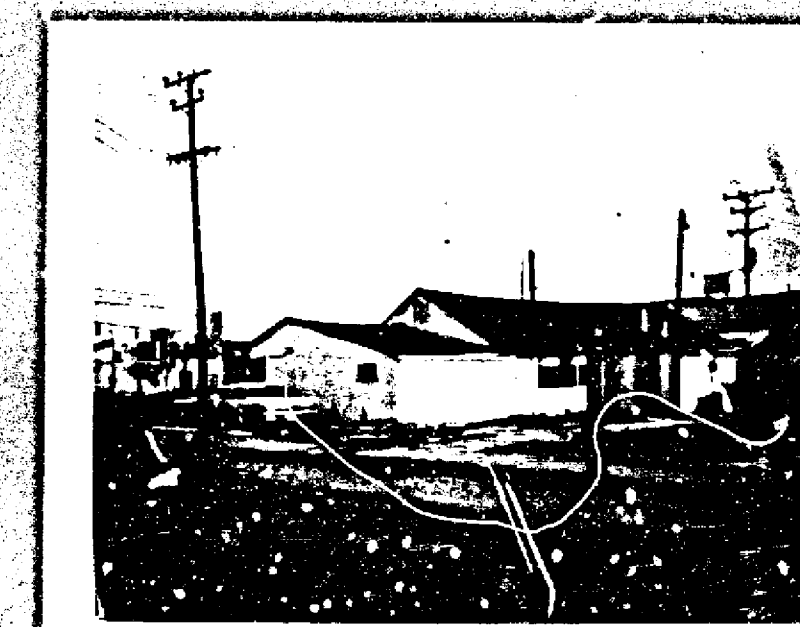
AMOUNT: \$25.00

RECEIVED FROM: Robert J. Romadka, Esquire

FOR: Filing Fee for Case No. 80-194-A

311182827 250044

VALIDATION OR SIGNATURE OF CASHIER



OLD LEASTED

W.E.

EX. CONC. CURB

WALL

CONCRETE

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

LOADING AREA

W.E.

W.E.

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

LORED D.1

HOMBEQ2

STANDARD

PUBLIC UTILITIES - WIRE & CABLES

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

Map 48
NE 2H
15
12/28/79
BY CK
1843
BY MH

PLAT TO ACTION FOR THE CITY OF CHICAGO

PLAT TO ACTION FOR THE CITY OF CHICAGO

PLAT TO ACTION FOR THE CITY OF CHICAGO

PLAT TO ACTION FOR THE CITY OF CHICAGO

PLAT TO ACTION FOR THE CITY OF CHICAGO

PLAT TO ACTION FOR THE CITY OF CHICAGO

PLAT TO ACTION FOR THE CITY OF CHICAGO